

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**MANSFIELD ROAD,
READING, RG1 6AL**

£800,000

An attractive four storey Victorian semi detached offering excellent family accommodation of 2420sqft including five bedrooms, four bathrooms with two ensembles. Includes living room, sitting room, 19ft open plan kitchen/dining/family room, cloakroom and useful basement storage/utility rooms. Located within the Castle Crescent Conservation Area and only one mile to Reading mainline station & a 20 minute walk to The Oracle shopping centre

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SITUATION

Located in a no-through road adjacent to the Castle Crescent/Coley Hill conservation area, an area dominated by late Victorian villas and early Georgian housing, this property was built in 1897. Offering excellent family accommodation totalling approx. 2420sqft including useful basements rooms and set over four levels with half landings. Retaining some lovely period features including stained glass windows to the front and cast iron fireplaces with decorative tiling. The property has also been extended to the rear to provide more modern day open plan family living to the kitchen and dining areas.

RECEPTION HALL

Original front door with stained glass inserts, Karndean flooring, radiator, dado rails



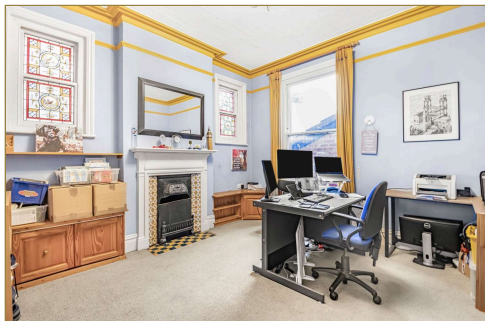
SITTING ROOM

Feature front aspect bay window with stained glass inserts, cast iron fireplace with log burner, radiator, picture rails, cornicing



LIVING ROOM

Rear aspect sash window, two further decorative stained glass windows, original cast iron fireplace with decorative tiled slips, picture rails, cornicing, radiator



CLOAKROOM

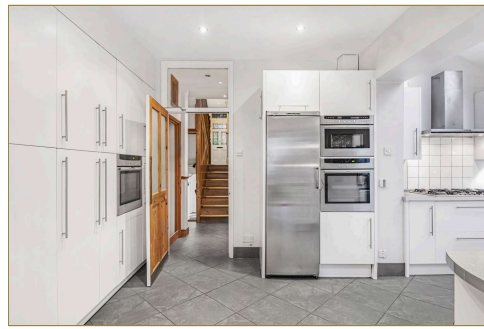
Two piece suite comprising: w.c, wall mounted wash hand basin, half tiled, side aspect window

KITCHEN/DINING/FAMILY ROOM

Great open plan room approx. 19ft in length



KITCHEN comprising worktops with one and a half sink unit, range of cupboards and drawers, 6 ring gas burner with extractor hood, built in Neff oven with further micro combination oven above, integrated dishwasher, range of tall larder style units with third oven, overhead Velux style window, stairs to BASEMENT



DINING AREA with space for kitchen table, tiled flooring, bi-fold doors leading to outside decking area

FAMILY AREA with large rear picture window, spotlights, part vaulted ceiling

**BASEMENT STORAGE/UTILITY AREA**

Three separate rooms with various storage options and utility area with worktop, sink unit, cupboards, plumbing for washing machine and fitted with vented tumble dryer



STAIRCASE FROM RECEPTION HALL TO HALF LANDING

Access to small loft area incorporating gas boiler



BEDROOM THREE

Rear aspect, radiator, door to:



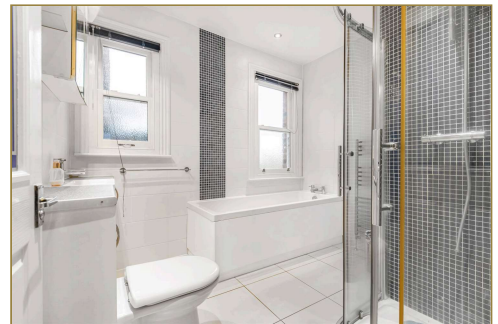
EN SUITE SHOWER ROOM

Three piece suite comprising: shower cubicle, w.c, wall mounted wash hand basin, chrome towel radiator, spotlights



FAMILY BATHROOM

Fitted to comprise: panelled bath, fitted shower, w.c, fitted vanity wash hand basin with cupboards, two side aspect sash windows, spotlights



BEDROOM ONE

Large front aspect bay window with window seat and drawers, fitted chest of drawers, full length fitted wardrobes, radiator, spotlights, door to:

**EN SUITE SHOWER ROOM**

Three piece suite comprising: shower cubicle, fitted wash hand basin with cupboards, w.c, tiled floor and walls, spotlights, front aspect window

**BEDROOM TWO**

Rear aspect window, radiator

**STAIRCASE TO SECOND LANDING**

With velux style window

BEDROOM FOUR

Front aspect sash window, electric radiator, storage cupboards



BEDROOM FIVE

Dual aspect windows, original cast iron fireplace



SHOWER ROOM

Three piece suite comprising: shower cubicle, pedestal wash hand basin, w.c, storage cupboard, front aspect



REAR GARDEN

The rear garden includes a full width decking area that leads on to the south facing rear garden, enclosed by brick wall and panel fencing. Garden shed



**OUTSIDE**

To the front of the property is a paved parking area for two vehicles, electric car charging point and side access to rear garden

**TENURE**

Freehold

SCHOOL CATCHMENT

Coley Primary School and Nursery
Kings Academy Prospect
The Wren School

COUNCIL TAX

Band F

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating E

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/9310-2678-4100-2197-1615>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale

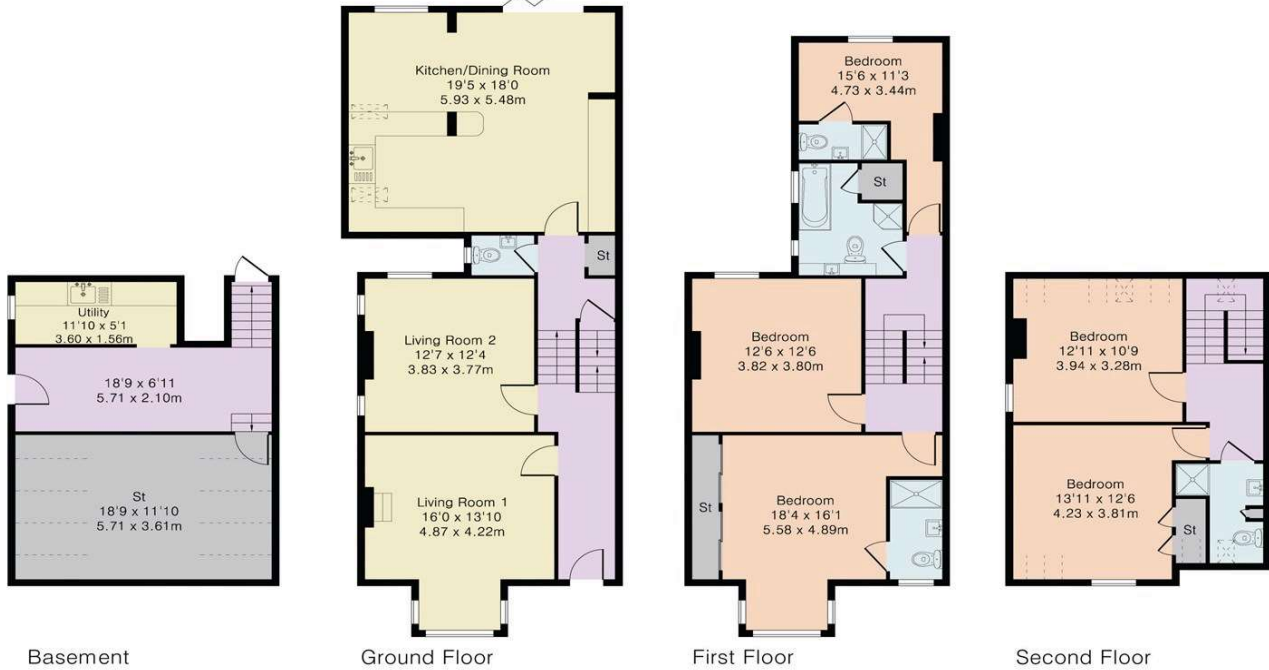
Approximate Gross Internal Area 2420 sq ft - 224 sq m

Basement Area 435 sq ft – 40 sq m

Ground Floor Area 865 sq ft – 80 sq m

First Floor Area 678 sq ft – 63 sq m

Second Floor Area 442 sq ft – 41 sq m



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

